

177.0

0008

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

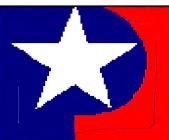
878,200 / 878,200

USE VALUE:

878,200 / 878,200

ASSESSED:

878,200 / 878,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
30		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MEADOWS DAVID J	
Owner 2:	
Owner 3:	

Street 1: 30 AVOLA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MEADOWS LOIS A & DAVID J -

Owner 2: -

Street 1: 30 AVOLA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 11,379 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 2712 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11379		Sq. Ft.	Site		0	70.	0.67	6									532,958						533,000	

Total AC/HA: 0.26123

Total SF/SM: 11379

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 532,958

Spl Credit

Total: 533,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel
878,200 / 878,200
878,200 / 878,200
878,200 / 878,200

09/08/18
!13938!

PRINT
Date 12/11/20 Time 03:49:39
LAST REV
Date 10/02/18 Time 14:51:45
mmcmakin
13938

USER DEFINED
Prior Id # 1: 120103
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
12/29/2008	Measured	163	PATRIOT
3/25/2005	Permit Visit	BR	B Rossignol
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
1/1/1982		GP	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	Colonial			Full Bath: 2	Rating: Average																		
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath:	Rating:																		
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																		
Color: GRAY				A Kits:	Rating:																		
View / Desir:				Fpl: 1	Rating: Average																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C	- Average			CONDOS INFORMATION																			
Year Blt: 1956	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G6		Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:		1	8	4											
Sec Int Wall:		%		Economic:		%		Additions:															
Partition: T	- Typical			Special:		%		Kitchen:	2004														
Prim Floors: 3	- Hardwood			Override:		%		Baths:															
Sec Floors:		%		Total:	26.4	%		Plumbing:															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	125.00			Heating:															
Bsmnt Gar: 1				Size Adj.: 1.18680978				General:															
Electric: 3	- Typical			Const Adj.: 0.99989998				COMPARABLE SALES				SUB AREA											
Insulation: 2	- Typical			Adj \$ / SQ: 148.336				Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext: S				Other Features: 93000																			
Heat Fuel: 1	- Oil			Grade Factor: 1.00																			
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 466636																			
% Com Wall		% Sprinkled:		Depreciation: 123192																			
				Depreciated Total: 343444																			
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make: [] Model: []																							
Serial #: [] Year: [] Color: []																							
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0008-0014.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y	1	10X20	A	AV	1960	4.13	T	40.8	101			500		500						
19	Patio	A	Y	1	10X17	A	AV	1960	4.46	T	40.8	101			400		400						
19	Patio	A	Y	1	12X42	A	AV	1960	2.99	T	40.8	101			900		900						
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101											
More: N				Total Yard Items: 1,800				Total Special Features: []				Total: 1,800				Sum Area By Label : FFL = 1260 BMT = 1260 SFL = 696							
IMAGE																AssessPro Patriot Properties, Inc							
																							